

Douglass Ranch Property Owners Association
Minutes of the Annual Meeting of the Members
on
October 26, 2017
Approved December 12, 2017

A Douglass Ranch POA Annual Membership meeting was held at the Elk Creek Elementary School on Thursday October 26th:

Attending:

Susan Festag	President	303-816-1348	kpfestag@wispertel.net
Carl Price	Treasurer	661-428-1136	carltpri@gmail.com
Randy Jensen	Roads & Grounds Committee Chair	303-838-5117	jensen5513@gmail.com
Tom Washburn	Secretary	303-838-2225	twashburn@wispertel.net

Absent:

Todd Williams	Vice President	307-287-6255	thinc14@gmail.com
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Fifteen lot owners attended the meeting.

Community Meeting Comments – Principal Ryan Lucas

The meeting was preceded by comments from Elk Creek Elementary School (ECES) Principal Ryan Lucas. A couple of school-related handouts were distributed.

An academic achievement handout titled “Preliminary 2017 School Performance Framework” was discussed. It was noted that the Academic Achievement and Academic Growth ratings were exceptionally high at ECES.

ECES now has pre-school for 3, 4, 5 year olds.

A member request was made to put the ECES Performance Framework handout on the Douglass Ranch website.

Rick Koth suggested a sign on north-bound 285 to announce the exit lane to Frontage road. Vehicles have been noted to use this lane without turning onto frontage road. Ryan will discuss such a sign with CDOT.

Call to Order

The meeting was called to order at 7:30 pm.

1. Review of Sign in Sheet (determination of quorum)

A quorum in a Douglass Ranch POA annual meeting requires attendance by owners representing at least 30% of 42 lots in the neighborhood. Fifteen lot owners attended the meeting – thus a quorum was in attendance. The sign-in sheet and proxy statements are attached.

2. Welcome & Introductions – Board & New Property Owners

The members of the current Board of Directors were introduced with comments regarding their term of service.

Tom Washburn,	Secretary,	Temporary term expires after annual meeting.
Randy Jensen,	Roads & Grounds,	Will continue to serve.
Carl Price,	Treasurer,	Is leaving after 2 years of service.
Susan Festag,	President,	Is leaving after 2 years of service.
Todd Williams,	Vice-President,	Is leaving after his second 2 year term.

There were no new property owners present at the meeting.

Selected Reports

1. President's Report – Susan Festag

Mary Sosnowski and Colleen Jorgensen were commended for their efforts with the Annual Fire Fighters Dinner.

Rick Koth, Randy Jensen and Todd Williams were noted for their efforts with the Douglass Ranch Design Review Board.

Tricia Jensen was thanked for her work on the front entrance enhancements.

Tom Washburn was thanked for web site efforts and work on the Firewise Committee.

The Firewise Community volunteers were noted for their mitigation efforts along Douglass Ranch Drive.

A condensed history of Douglass Ranch opposition to the Catholic Conference & Retreat Center, Camp St. Malo, was presented.

A snowplow contract has been signed for the 2017-2018 season and is attached to the minutes.

A leak in the DR pond was discovered several weeks ago. Per Randy Jensen, a concrete repair to the existing upright culvert is planned. A new tube will be placed inside the existing culvert to allow continued use of the system. The existing culvert will be strengthened with soil and concrete below the surface of the pond. A repair design

document is expected soon from area engineers. The document will be used to solicit repair bids from contractors.

2. Treasurer's Report – Carl Price

The POA has two CDs. One is currently in an account earning slightly more than 1%. The other CD will soon be moved to a similar “high rate CD” during the upcoming “sale” on CD rates.

One lot has outstanding dues.

The Balance Sheet, Profit and Loss Statement (“Three Year Look-back”) and the 2018 Budget Summary were presented.

3. Firewise Community Report – Tom Washburn

We have been officially recognized as a Firewise Community for our community and individual firewise efforts this year. A recently received Firewise sign was displayed at the meeting, as well as a desktop firewise plaque.

In early September we sent a letter to Mr Greg Podd who owns land to the east of the POA in an effort to develop an eastern emergency escape route. We are still awaiting a reply.

For the neighborhood in 2018 the following goals are planned on our Multi-Year Action Plan

1. Mitigation along the private drives
2. Find an emergency escape route
3. Look at a shaded fuel break along east side of the neighborhood.

4. Covenants & Design Review Board – General Discussion

Randy Jensen led a discussion on a need to separate the Design Review Standards from the Covenants. Currently the two documents have been filed as one document with Jefferson County. The covenants govern how residents are expected to conduct themselves in the community. The Design Review Standards apply to the design and construction of homes in the neighborhood.

The Douglass Ranch attorney recommends against the combined documents. Separating the documents will allow the covenants to be better enforced.

The county can be relied upon to enforce county regulations. For example, the county will enforce its regulations regarding parking of commercial equipment in a residential

zone. To initiate county action, a homeowner should file a complaint with the county's Planning & Zoning department. Alternatively the Board of Directors could file a complaint but it will take much more time as there are a number of procedures that must be followed.

A call for show of support for separating the Design Review Standards from the Covenants showed unanimous support: no one attending the meeting was opposed to the task.

There was a member complaint that it seemed to take the Board too long to come to the decision to employ county enforcement. The response was that the Board only recently learned of the county's regulations and its ability to enforce them.

There was a member comment that separating the Covenants and the Design Review Standards will make it easier to add new, more restrictive rules to the Covenants. The response was that the Covenants currently require a 75% vote to change them. No effort will be made to change this requirement. (Update: Colorado law (SB 05-100) overrides a HOA's "required 75% vote" to a cap of 67% on the required percentage of membership votes necessary to amend an association's declaration.)

Nomination and Election of Board Members

The following members of the community are interested in serving on the Board of Directors:

Veris Simms
Gary Lenhart
Gail Hite
Aaron Reilly

Randy Jensen motioned to nominate the above individuals to the Board.
Bonnie McAtee seconded. The motion passed.

A comment was expressed to stagger the terms of those serving. The response: Randy Jensen has one year left in his term. The Board members will decide on the terms of each new member.

No additional nominations were received from the floor.

Rick Koth moved that we approve the nominees as Board members.
Dick McAtee seconded. The motion passed.

A comment was received regarding who will serve on the Design Review Board. The response: The Design Review Board is appointed by the Board of Directors.

Tom Washburn volunteered to serve one additional year as Firewise lead.

Property Owner Comments/New Business

A question was raised regarding the status of the Podd's land to the east of Douglass Ranch POA. Response: There has been no indication of a housing development by Gregg Podd.

A question was raised about the Board objecting to some of the Catholic Church's Emmaus Retreat and Conference Center design (e.g.: its waste water treatment plant). Response was that individuals should write letters to the county. Interested individuals should read Jeffco Building & Zoning site for detailed information on the Retreat Center. Jeffco's "Electronic Referral" on this matter was recently forwarded to Douglass Ranch residents . For reference, the Jeffco Case Number is 17-128287SD and the Case Name is Emmaus Phase I. The Jeffco URL is: <http://jeffco.us/planning-and-zoning/active-cases/>

Adjournment

A motion to adjourn was made by Lore Genender. Veris Simms seconded. The meeting adjourned at 9:00 pm.

Respectfully submitted,
Tom Washburn, Secretary DR POA

